070.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	742,400 / 742,400
					USE VALUE:	742,400 / 742,400
					ASSESSED:	742,400 / 742,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BABINE LAWRENCE R
Owner 2:	
Owner 3:	
Street 1:	91 STOWECROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BABINE LAWRENCE R--ETAL -
Owner 2:	BABINE MADELINE A -
Street 1:	91 STOWECROFT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .179 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 2202 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7803.000	284,500		457,900	742,400
Total Card	0.179	284,500		457,900	742,400
Total Parcel	0.179	284,500		457,900	742,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.15 /Parcel: 337.15

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 44703

GIS Ref

GIS Ref

Insp Date 10/08/18

!5989!

PREVIOUS ASSESSMENT

Parcel ID 070.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	284,500	0	7,803.	457,900	742,400		Year end	12/23/2021
2021	101	FV	273,700	0	7,803.	457,900	731,600		Year End Roll	12/10/2020
2020	101	FV	273,700	0	7,803.	457,900	731,600	731,600	Year End Roll	12/18/2019
2019	101	FV	258,500	0	7,803.	425,200	683,700	683,700	Year End Roll	1/3/2019
2018	101	FV	258,500	0	7,803.	425,200	683,700	683,700	Year End Roll	12/20/2017
2017	101	FV	258,500	0	7,803.	372,800	631,300	631,300	Year End Roll	1/3/2017
2016	101	FV	258,500	0	7,803.	340,100	598,600	598,600	Year End	1/4/2016
2015	101	FV	214,600	0	7,803.	300,900	515,500	515,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:07:02

LAST REV

Date	Time
08/20/19	14:13:24
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5989

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BABINE MADELINE	31214-188		3/15/2000	Family	1	No	No		
	9476-350		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	44703
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2019	528	Heat App	10,000	C				
7/15/1992	316	Manual	6,800					ROOFING
4/9/1992	123	Manual	1,800					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
4/15/2009	Measured	189	PATRIOT
10/8/1999	Meas/Inspect	263	PATRIOT
3/4/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7803		Sq. Ft.	Site		0	70.	0.84	12									457,866						457,900	

Total AC/HA:	0.17913	Total SF/SM:	7803	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	457,866	Spl Credit		Total:	457,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	7 - Above Avg.	5	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.19179559
Const Adj.:	1.00441802
Adj $ / SQ:	119.706
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386521
Depreciation:	102041
Depreciated Total:	284479

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

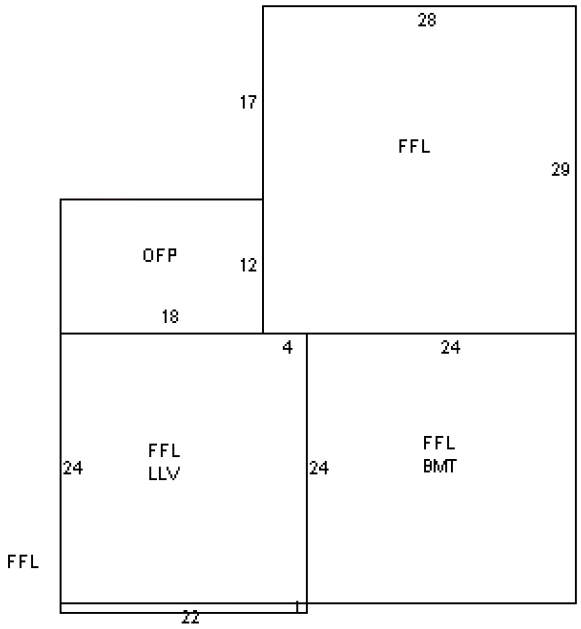
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	119.71
Special Features:	0	Val/Su Net:	87.32
Final Total:	284500	Val/Su SzAd	146.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,938	119.710	231,990
BMT	Basement	576	35.910	20,685
LLV	Lower Level	528	74.070	39,108
OFP	Open Porch	216	24.250	5,237

Net Sketched Area:	3,258	Total:	297,020
Size Ad	1938	Gross Area	3258	FinArea	2202
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

070.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	